

**STATEMENT OF PROCEEDINGS FOR THE REGULAR MEETING OF THE
CITY OF MONTEBELLO OVERSIGHT BOARD**

**CITY OF MONTEBELLO
CITY COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA 90640**

Wednesday, March 6, 2013

8:15 a.m.

AUDIO LINK FOR THE ENTIRE MEETING. (13-1304)

Attachments: [Audio](#)

I. CALL TO ORDER

Chair Bruckner called the meeting to order at 8:19 a.m.

II. ROLL CALL

Ivonne Evelyn Umana, Oversight Board Staff, called the roll:

**Present: Board Members Edgar Cisneros, Denise Hagopian,
Megan Moret, Vice Chair Ernesto Hidalgo and
Chair Richard Bruckner**

Absent: Board Member Cheryl A. Plotkin

Vacancies: Community College Appointee

III. STAFF COMMUNICATIONS

This time is set aside for Successor Agency staff to update the Board on important items initiated by staff or previously requested by the Oversight Board.

Michael Huntley, Director of Planning and Community Development, provided an update on Recognized Obligation Payment Schedule for the period of January 1, 2013 through June 30, 2103. Mr. Huntley informed the Oversight Board that the Department of Finance requested additional information pertaining to Line Item No. 27-Litigation Settlement, Case entitled, Sevacharian, et al. v. Community Redevelopment Agency of the City of Montebello, which was provided.

By Common Consent, there being no objection (Board Member Plotkin being absent and Community College Appointee being vacant), the Oversight Board accepted Mr. Huntley's report.

IV. ADMINISTRATIVE MATTERS

1. Self-introduction of newly appointed Oversight Board member. (13-1105)

Michael Huntley, Director of Planning and Community Development, introduced Board Member Hagopian to the Oversight Board.

Chair Bruckner welcomed Board Member Hagopian to the Oversight Board.

2. Recommendation: Approve the minutes for February 21, 2013. (13-1098)

On motion of Board Member Cisneros, seconded by Board Member Moret, duly carried by the following vote, the Oversight Board approved the February 21, 2013 Minutes:

Ayes: 5 - Board Members Cisneros, Hagopian, Moret,
Vice Chair Hidalgo and Chair Bruckner

Absent: 1 - Board Member Plotkin

Vacancies: 1 - Community College Appointee

Attachments: [February 21, 2013 Minutes](#)

IV. DISCUSSION

3. A study session presenting the Montebello Successor Agency's real property assets for inclusion into the draft Long-Range Property Management Plan. (13-1099)

Michael Huntley, Director of Planning and Community Development, provided a staff report, an overview of the Long Range Property Management Plan (LRPMP) Guidance, and presented the Successor Agency's property assets in preparation for the LRPMP.

Mark Huebsch, Oversight Board Legal Counsel, asked whether Costco has the option to purchase the Costco site at fair-market value. Mr. Huntley, informed the Oversight Board that it is believed the amount is under fair-market value, but will research the matter. Mr. Huebsch expressed his interest in receiving copies of the Costco agreement.

Mr. Huebsch referred to Item No. 9 of the handout entitled "City of Montebello: Former Redevelopment Agency Asset Matrix Draft" and inquired as to the nature of the bonds; and if there is a lien on the property.

Mr. Huntley informed the Oversight Board that this particular asset is complex; and that the bonds date back to 1999, which allowed for the improvement of the dealership site. Chair Bruckner asked where the pledge revenues for those bonds came from, and Mr. Huntley responded that they came from tax increment.

Mr. Huebsch posed a question pertaining to the Taylor Ranch property, and requested a status on the City's effort to develop the land for public governmental usage. Mr. Huntley informed the Oversight Board that there are bond proceeds available to develop the land into a Community Center. Francesca Tucker-Schuyler, City Administrator, further added that the bonds cannot be utilized until the Successor Agency receives the Finding of Completion from the Department of Finance (DOF).

Mr. Huebsch inquired on the City Tower property, and the possibility of building on that site. Mr. Huntley informed the Oversight Board that there is no possibility of building on that site due to the nature of the improvements and their importance as a central element of the City's water system.

Board Member Cisneros inquired if at the next meeting, the Oversight Board would have a figure on lease revenues from the properties. Mr. Huntley informed the Oversight Board that the Successor Agency will work on providing those figures as part of the LRPMP.

Chair Bruckner addressed the next step and additional information the Oversight Board would be receiving. Ms. Tucker-Schuyler explained that the Successor Agency is currently waiting for the Finding of Completion and today's presentation is the ground work in preparing the Oversight Board for the LRPMP. Ms. Tucker-Schuyler noted Board Member Cisneros request, which can be provided as the payments are made to the City.

Chair Bruckner also commented on the completion of the valuations. Ms. Tucker-Schuyler explained that the valuations would take a little more time to complete.

Chair Bruckner requested clarity concerning what actions are being requested that the Oversight Board take on any of the assets presented. Mr. Huntley referred the Oversight Board to review the handout by LeSarPerez, Consultants for the County of Los Angeles, which provides guidance as to the LRPMP process.

Board Member Hagopian noted that the Taylor Ranch Property was not purchased, but donated to the City when Ms. White passed away. Mr. Huntley's understanding of the Taylor Ranch Property was that Ms. White dedicated the property to the City, and then the City transferred the property to the former Redevelopment Agency. Board Member Hagopian requested the Successor Agency conduct a thorough research on the property.

Anna Arriola, member of the public, addressed the Oversight Board and requested clarification on the following:

- 1) Is the City Tower being leased by another water company?
- 2) Was the Taylor Ranch property donated to the City?
- 3) It is the understanding that the Chevrolet property was leased under market value; however, the lessee is subleasing the property over the market value and receiving 100% profit. Is this true?
- 4) On the property where Jimmy's Restaurant is located, did the property include the parking lot?
- 5) On the property of Union Street/Chapin Road, what are dimensions for the vacant lot?
- 6) Please explain why Kosmont prepared a study that listed 25 properties, but this list only shows 1 through 14.
- 7) In discussion today, it was mentioned that the Taylor Ranch/Public Park originally had \$12 million in bonds; and now they only have \$4 million. What happened to the rest of the funds?

Mr. Huntley responded to Ms. Arriola's concerns, respectively:

1. The City Tower is not leased to any other water companies.
2. At the request of Board Member Hagopian, the Successor Agency will research how the City acquired the property.
3. This property has complexities and a separate report will be prepared for clarity.
4. The parking lot was established in the late 60's and the agreement reflects that the parking lot be used by all businesses that front on Whittier Boulevard.
5. The property's (Union Street/Chapin Road) dimensions are irregular and the property is no more than 30 to 40 feet wide.
6. The items Ms. Arriola is referring to are associated with the Housing Successor Agency.

7. The total amounts of tax increment were used for projects: re-pavement of some streets along the Montebello Hills; Phase 1 of Taylor Ranch Culture Arts Center, which left balance of \$4 million.

By Common Consent, there being no objection (Board Member Plotkin being absent and Community College Appointee being vacant), the Oversight Board received and filed the staff report.

Attachments: [Presentation/Staff Report](#)
[LRPMP Guidance/DOF LRPMP Check List](#)

V. MISCELLANEOUS

4. Matters not on the posted agenda (to be presented and placed on the agenda of a future meeting). (13-1100)

There were none.

5. Public Comment. (13-1101)

There were none.

6. Adjournment. (13-1102)

The meeting adjourned at 9:07 a.m. The next regular meeting is scheduled for Thursday, April 3, 2013 at 8:15 a.m.